

AGENDA
PLANNING AND ZONING COMMISSION MEETING
222 St. Louis Street, Room 348
Monday, November 15, 2021
5:00 PM

ROLL CALL

APPROVAL OF MINUTES

1. **October 18, 2021**
[October 18, 2021](#)

COMPREHENSIVE PLAN UPDATE

RULES FOR CONDUCTING PUBLIC HEARINGS

Any interested member of the public who wishes to comment on any item on the agenda may comment in person at City Hall, 222 St. Louis Street, Baton Rouge, LA 70802, 3rd-floor, Room 348 during the meeting. All persons entering the building must wear a mask. In an effort to social distance, capacity will be limited and overflow will be directed to the 8th Floor. All comments will be broadcast on www.brla.gov, on Metro 21 (Cox Channel 21 and AT&T Channel 99), and on the City of Baton Rouge/Parish of East Baton Rouge Facebook page (via Facebook Live). Comments submitted prior to 3:00pm of the meeting date, will be compiled by position (for/against) and the total number will be announced before the item's public hearing. Any interested person who does not wish to comment in person may use the form found here: <https://www.brla.gov/pc>

Applicant and applicant representatives for the proposal will speak first for a period not to exceed 15 minutes. Those members of the public desiring to speak on a particular item should refer to a meeting agenda and fill out a request to speak form. Once the item is announced, each person's name who has filled out a form will be called on to speak. Proponents will speak, then the opponents. Each speaker will not be allowed more than three minutes. The speakers are requested to limit their remarks and to avoid duplication in their presentations. Applicant will be allowed a total period of five minutes for rebuttal.

Ryan L. Holcomb, AICP, Planning Director

CONSENT AGENDA

Items with no outstanding issues that do not require Plan Amendments or Text Amendments. Items may be approved with a single motion without a public hearing, unless removed from the consent agenda and placed in the regular agenda order.

CONSENT - ITEMS FOR WITHDRAWAL

CONSENT - ITEMS FOR DEFERRAL

9, 10

CONSENT - ITEMS FOR APPROVAL

REGULAR AGENDA

Items will require approval by the Metropolitan Council unless otherwise noted.

THESE ITEMS WILL REQUIRE APPROVAL BY COUNCIL

2. **TA-4-21 Garage Setbacks**
Revision to move regulations from Chapter 11 to Chapter 17, clarify new regulations in Chapter 17; revise definition of "Alley", and create a new definition for "Garage, Front Loaded" in Chapter 19
PLANNING STAFF FINDINGS: Approval is recommended, based on consistency with the comprehensive plan and the need to create a more user friendly UDC
[Staff Report](#)

3. **Case 83-21 18212 East Petroleum Drive**

To rezone from Light Industrial (M1) to Heavy Commercial Two (HC2) on property located on the west side of East Petroleum Drive, south of Highland Road, on a portion of Lot 4 of Highland Business Park Subdivision, 2nd Filing. Section 54, T8S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements

[Application](#) [Staff Report](#)

4. **Case 84-21 2791 O'Neal Lane**

To rezone from Rural to Town House (A2.5) on property located on the east side of O'Neal Lane, north of South Harrell's Ferry Road, on Tract A-1 of the E.M Hernandez Tract. Section 46, T7S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements

Related to S-14-21

[Application](#) [Staff Report](#)

5. **S-14-21 High Cross Townhome Subdivision**

Proposed townhome subdivision with private streets located on the east side of O'Neal Lane, north of South Harrell's Ferry Road, on Tract A-1 of the E.M Hernandez Tract (Council District 9 - Hudson)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the Unified Development Code for Planning Commission consideration, if the rezoning is approved

Related to Case 84-21

[Application](#) [Staff Report](#)

6. **Case 85-21 11331 and 11365 Rieger Road**

To rezone from Light Industrial (M1) to Heavy Commercial Two (HC2) on property located on the north side of Rieger Road, west of Exchequer Drive, on Tract Y-1-C-1-C-2-A and Lot Y-3 of the Annie G. Pecue Tract. Section 48, T8S, R2E, GLD, EBRP, LA (Council District 11 - Adams)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements

[Application](#) [Staff Report](#)

7. **PUD-5-04 Pelican Lakes, Concept Plan Revision 8**

Revise uses to increase medium density residential units and decrease open space on property located on the south side of Burbank Drive, north of Innovation Park Drive, on Tracts A-1-A-1, B-1-A-2-A, D-1, C-1-A-1 of the T.P. Stuckey Tract Property, Lots 1A-6A and 7-74 of the Stonelake Village Subdivision, and Lots 1-132, 133A-141A, 142-169, 170-310 of the Pelican Lakes Subdivision. Sections 75 and 76, T8S, R1E, GLD, EBRP, LA (Council District 3 - Gaudet)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request will meet the minimum criteria for a Planned Unit Development being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements

[Application](#) [Staff Report](#) [Plans](#)

8. **TND-1-07 Rouzan, Concept Plan Revision 16**

Revise to add six low density residential lots, on property located south of Perkins Road, east of Glasgow Avenue, on Tract RZ-1 of the Richland Plantation. Section 94, T7S, R1E, GLD, EBRP, LA (Council District 12 - Racca)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum criteria for a Traditional Neighborhood Development, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements

[Application](#) [Staff Report](#) [Plans](#)

THESE ITEMS REQUIRE ONLY PLANNING COMMISSION APPROVAL AND WILL NOT GO ON TO COUNCIL FOR ACTION

9. **CONSENT FOR DEFERRAL PUD-2-00 University Grove, Burbank University, Final Development Pla**

Proposed medium density semi-detached residential development on property located on the north side of Nicholson Drive, east of Ben Hur Road, on Tracts C-2-A-3-A of the Nelson Tract. Section 1, T8S, R1W, GLD, EBRP, LA (Council District 3 - Gaudet)
Deferred to December 13 by the Planning Director

[Application](#)

10. **CONSENT FOR DEFERRAL PUD-2-00 Starbucks, Burbank University, Final Development Plan**

Proposed restaurant with drive-thru on property located on the south side of Burbank Drive, south of Lee Drive, on portion of Tract C-1-A-1-A-3-B of the Nelson Tract. Section 36, T7S, R1W, GLD, EBRP, LA (Council District 3 - Gaudet)

Deferred to December 13 by the Planning Director

[Application](#)

11. **CS-6-21 Kingbridge Subdivision (Flag Lot)**

Proposed flag lot subdivision on property located on the south side of Newcastle Avenue, east of South Sherwood Forest Boulevard, on Lot C-2-A of the Kingbridge Subdivision (Council District 8 - Amoroso)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the Unified Development Code for Planning Commission consideration

[Application](#) [Staff Report](#)

12. **S-9-21 Silverside Cove Subdivision**

Proposed major subdivision with private streets on property located on the east side of Staring Lane, south of King's Hill Avenue, on Lot B, C, and D of Silverside Plantation (Council District 12 - Racca)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the Unified Development Code for Planning Commission consideration

Related to 48-21

[Application](#) [Staff Report](#)

13. **S-13-21 Baringer Commercial Subdivision**

Proposed major commercial subdivision with public streets located on the south side of Airline Highway, east of Baringer Foreman Road, on Tract B-2-C-1-A-1 of the Daniel W. Baringer Property (Council District 9 - Hudson)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the Unified Development Code for Planning Commission consideration, if the rezoning is approved

Related to Case 81-21

[Application](#) [Staff Report](#)

14. **SP-16-21 Baton Rouge Thad Cain**
Proposed warehouse on property located south of Airline Highway, east of Highland Road, on Tracts RC-1 to RC-4 of the Rossie Cain Property and a portion of Tract E of the Rosa Cain Estate (Council District 9 - Hudson)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the Unified Development Code for Planning Commission consideration
[Application](#) [Staff Report](#) [Plans](#)

COMMUNICATIONS

DIRECTOR'S COMMENTS

COMMISSIONERS' COMMENTS

ADJOURN